| 169.0 | 0002 | 0008.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 837,000 / 837,000 |
| | | | | | USE VALUE: | 837,000 / 837,000 |
| | | | | | ASSESSED: | 837,000 / 837,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 88 | | WACHUSETT AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | TYBJERG ADRIENNE E |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 88 WACHUSETT AVENUE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DINGEE GRACE M--ETAL - |
| Owner 2: | MCLAUGHLIN ADRIENNE - |
| Street 1: | 88 WACHUSETT AVENUE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 10,963 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1968, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10963.000 | 312,200 | 600 | 524,200 | 837,000 |
| Total Card | 0.252 | 312,200 | 600 | 524,200 | 837,000 |
| Total Parcel | 0.252 | 312,200 | 600 | 524,200 | 837,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.46 | /Parcel: 533.4

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 111845
**GIS Ref**
**GIS Ref**
**Insp Date** 06/14/18

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 169.0-0002-0008.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 312,200 | 600 | 10,963. | 524,200 | 837,000 | 837,000 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 257,700 | 600 | 10,963. | 524,200 | 782,500 | 782,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 253,600 | 18300 | 10,963. | 441,800 | 713,700 | 713,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 253,600 | 18300 | 10,963. | 404,400 | 676,300 | 676,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 253,600 | 18300 | 10,963. | 344,500 | 616,400 | 616,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 241,400 | 18800 | 10,963. | 299,600 | 559,800 | 559,800 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 241,400 | 18800 | 10,963. | 277,100 | 537,300 | 537,300 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 241,400 | 18800 | 10,963. | 263,600 | 523,800 | 523,800 | | 12/13/2012 |

!13055!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:03:58 |

**LAST REV**

| Date | Time |
|---|---|
| 07/24/18 | 13:15:14 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13055

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DINGEE GRACE M- | 48378-393 | | 10/26/2006 | Family | 1 | No | No | | |
| DINGEE GRACE M | 21731-317 | | 2/3/1992 | | 1 | No | No | | A |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 111845 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/10/2010 | 2391 | Alterati | 30,000 | | | | | BEDROOM |
| 9/15/2010 | 2016 | Det. Gar | 132,500 | | | | | 3 CAR W/STUDIO OVE |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/14/2018 | MEAS&NOTICE | BS | Barbara S |
| 4/7/2011 | Info Fm Prmt | BR | B Rossignol |
| 12/8/2008 | Measured | 294 | PATRIOT |
| 5/20/2000 | Meas/Inspect | 263 | PATRIOT |
| 12/13/1999 | Measured | 243 | PATRIOT |
| 9/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10963 | | Sq. Ft. | Site | | 0 | 70. | 0.68 | 7 | | | | | | | | | 524,225 | | | | | | 524,200 | |

Total AC/HA: 0.25168 | Total SF/SM: 10963 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 524,225 | Spl Credit | Total: 524,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1968 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Poor |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 105.00 |
| Size Adj.: | 1.31921601 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 138.504 |
| Other Features: | 88051 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 383594 |
| Depreciation: | 71348 |
| Depreciated Total: | 312245 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

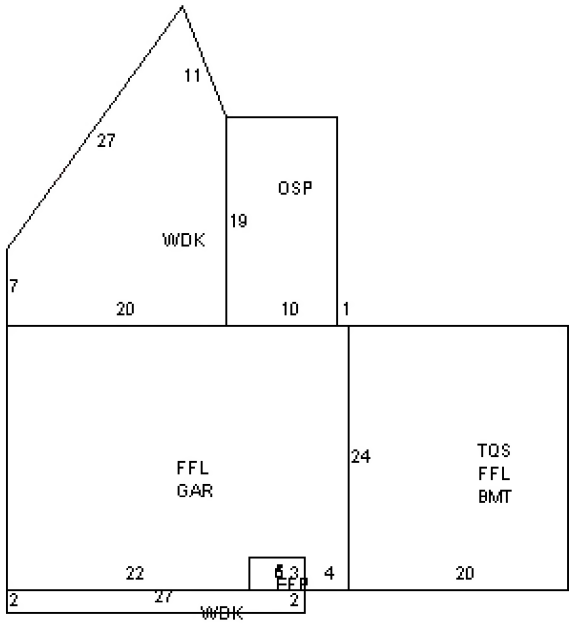
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 152.35 |
| Special Features: | 0 | Val/Su Net: | 91.26 |
| Final Total: | 312200 | Val/Su SzAd | 198.98 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,209 | 138.500 | 167,451 |
| GAR | Garage | 729 | 18.430 | 13,434 |
| BMT | Basement | 480 | 41.550 | 19,945 |
| WDK | Deck | 438 | 8.280 | 3,628 |
| TQS | 3/4 Story | 360 | 138.500 | 49,861 |
| OSP | Screen Porch | 190 | 27.700 | 5,263 |
| EFP | Enclos Porch | 15 | 72.590 | 1,089 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 3,421 | | Total: | 260,671 |
| Size Ad | 1569 | Gross Are | 3541 | FinArea | 1569 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

169.0-0002-0008.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 8X24 | G | AV | 1970 | 5.25 | T | 39.2 | 101 | | | 600 | | | 600 |

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|